



# Inglebys

Estate Agents



## 9 Marine Parade

Saltburn-By-The-Sea, TS12 1DP

£249,975



Welcome to this charming property located in the iconic Balmoral Mansions on Marine Parade, Saltburn-By-The-Sea. This second-floor 2-bedroom apartment boasts stunning sea views that will take your breath away.

As you step into this spacious apartment, you'll be greeted by original features that add character and charm to the space. The property offers a bright reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's plenty of space.

The location of this property is truly unbeatable for those who appreciate the beauty of coastal living.

Don't miss out on the opportunity to own a piece of history in this iconic building. Whether you're looking for a permanent residence or a holiday home, this apartment has the potential to be your own seaside sanctuary.



Situated directly in the heart of Saltburn overlooking Huntcliff, the Grade II Listed building is home to several apartments. Flat 5, located on the second floor of the building which boasts a bright and spacious property with stunning open sea views to the front aspect. With a perfect blend of original Victorian features in an idyllic location, this beautiful apartment will make a perfect home or first-time alike.

Tenure Details: Leasehold.

Council Tax Band: Band-A.

EPC Rating: Awaiting New Certificate.

### Entrance Hall

Communal Entrance Hall. Stairs leading to second floor.

### Sitting Room/ Reception 12'4" x 10'3" (3.77m x 3.14m)

Radiator, carpet.

### Living Room 17'9" x 14'11" (5.42m x 4.56m)

Wooden sash secondary glazing front aspect, feature gas fire with marble surround, coving, picture rail, carpet, radiator.

### Kitchen 11'1" x 7'10" (3.39m x 2.41m )

Wooden sash secondary glazing, Belfast sink, plumbing for washing machine, Kardean floor.

### Bedroom One 16'11" x 13'9" (5.16m x 4.20m)

Wooden sash window - secondary glazing, fireplace, storage cupboard, radiator, carpet.

### Bathroom 8'10" x 8'1" (2.70m x 2.48m)

4 x steps leading into bathroom. Freestanding bath, WC, pedestal basin, radiator, Kardean flooring.

### Bedroom Two 12'9" x 11'11" (3.91m x 3.64m)

Wooden sash secondary glazing to front aspect, fireplace.

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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